

131 PLEASANT STREET (CENTRAL FIRE STATION) REUSE OPTIONS

	OPTION 1: SELL	OPTION 2: PARKING LOT	OPTION 3: YEAR-ROUND HOUSING (New Construction)	OPTION 4: SEASONAL DORMITORIES (Reno or New)	OPTION 5: MEETING SPACE / FILE STORAGE (Renovation)	OPTION 6: GARAGE / FILE STORAGE (Renovation)	OPTION 7: PUBLIC HEALTH / NAT. RESOURCES (Renovation)	OPTION 8: PLUS (Renovation)	OPTION 9: FINANCE (Renovation)	OPTION 10: SENIOR CENTER (Reno or New)	OPTION 11: COMMUNITY RECREATION CENTER (Reno or New)
<b>SUMMARY OF OPTION</b>	Sell the property through a competitive public bid process	Demolish the current structure and use property for a Park and Ride Lot	Demolish the current structure and build municipal housing and room for contractors to offset costs. Renovation of this scale not cost efficient per SMRT due to condition and code.	Redo the Admin space of the facility for dormitories for seasonal employees. Use in off season for contractors to offset costs. Use garage as garage for Town Vehicles to get out of elements. Renovation or new construction TBD.	Renovate the garage for meeting space and use the Admin space for limited storage; garage not used for vehicles; temporary archive space; Town-wide custodial product storage; limited office space (DPW?)	Use the garage as is for vehicles and boats in the winter to get out of the elements; space to do limited inside work on them. Use portion for file storage.	Co-locate Public Health from 3 E. Chestnut and Natural Resources from 2 Bathing Beach. Demolish 3 E Chestnut and either demolish 2 Bathing Beach or repurpose.	Move PLUS Department from 2 FG to increase space for staff and files. Use 2 FG for vehicle, boat and file storage until determination what to do with structure.	Move Finance Department from 37 Washington Street. Either repurpose 37 Wash or demolish for additional parking.	Renovate for use by the Council on Aging. Saltmarsh demolished for additional municipal space or parking (deed restrictions)	Publicly bid for build-out for a community recreation facility and for its management.
<b>MEETING TRAILER PLACED ON SITE?</b>	No	No	Yes	Yes	No	Yes	Yes	Yes	Yes	No	No
<b>ASSUMPTIONS / DETERMINATIONS</b>	Town does not need property for long or short term; funds used to offset debt service for other projects; property not needed for a swap. Stand alone garage repurposed at another location.	Select Board Strategic Plan Goal; increased use of NRTA is assumed; mor public parking mid-island; park-and-ride option; on-site management required to prevent abuse; integrates into Town-wide parking plan/policies. Stand alone garage repurposed at another location.	Select Board Strategic Plan Goal; Housing for senior non-union employees; Requires property management. Stand alone garage repurposed at another location.	Select Board Strategic Plan Goal; Requires on-site property management; used off-season for contractors and consultants to offset costs. Limited footprint. Stand alone garage repurposed at another location.	All meetings currently not in the Community Room, LGI, or Training Room would be at this location; NCTV set up permanent equipment; sufficient parking; stand alone garage repurposed at another location; second floor not renovated for reuse.	Addresses demand to get vehicle assets out of winter elements to prolong useful life; need for document storage and electronic management (funded). Second floor not renovated for reuse.	Addresses Facility Report that indicates 3 E Chestnut and 2 Bathing Beach need major renovations; PH and NRD together facilitates better communications; Enough space for both operations. NRD boats housed for winter; ConCom and PH files co-located and closer to PLUS files.	2FG is failing requiring major renovation or going to be demolished; Town needs to put significant facility funds towards 2FG.	Select Board Strategic Plan; Need for downtown parking outweighs use of 37 Washington	Municipally-owned project and facility. For Town and COA purposes; Renovation or new construction TBD; Saltmarsh either repurposed for Town uses or demolished for parking (deed restrictions).	not a municipal project but a municipal facility. A community center would be privately renovated or constructed and managed through a competitive bid process (like a concession)
<b>COSTS</b> - Minor (<\$500K and does not trigger code upgrades) - Major (>\$500K or triggers significant upgrades) - New Construction (or major renovations)	Minor	Major	New Construction	Major or New Construction	Minor	Minor	Major	Major	Major	Major	Major or New Construction

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<b>HURDLES /SITE LIMITATIONS</b>	Sewer force main; Easement required; Paper road through property	Sewer force main; Paving; Easement required; Paper road through property	Sewer force main; size of lot; visibility at roundabout; costs of new construction	Sewer force main; use change; costs of renovation or new construction; parking;	Sewer force main; use change; costs of renovation; parking;	Sewer force main; use change; costs of renovation; parking;	Sewer force main; use change; costs of renovation; parking; accessibility; moving office out of downtown	Sewer force main; use change; costs of renovation; parking; accessibility	Sewer force main; use change; costs of renovation; parking; accessibility; moving office out of downtown	Sewer force main; use change; deed restrictions costs of renovation; parking; accessibility; moving office out of downtown	Sewer force main; use change; costs of renovation; parking; accessibility; moving office out of downtown
<b>CURRENT FACILITY MEETS CODE AND ADA COMPLIANCE FOR THIS PURPOSE</b>	Yes	Yes	No	No	Yes	Yes	Yes	Yes	Yes	No	No
<b>UTILITY COST EFFICIENCY (Low, Medium, High)</b>	High	Medium	Low	Low	Low	Low	Medium	Medium	Medium	Low	High
<b>PRO's</b>	No facility maintenance upkeep; maximize value; funds to decrease debt service; no costs to demo	SB Strategic Plan; decrease traffic congestion downtown; lower overhead; minimal facility costs; potential to make revenue	Addresses needed housing for year- round staff. Could off-set costs of consultant costs (and attract vendors) if housing units available.	Addresses needed housing for seasonal staff. Could off-set costs of consultant costs (and attract vendors) if units available. Better location for seasonal than year round. Frees up other piecemeal seasonal housing locations.	Addresses two necessary needs that affects services but does not address garage needs. Town can set up electronic management project here. Allows the Town time to figure out next steps for the facility.	Addresses two necessary needs that affects services but does not address meeting space without a trailer. Town can set up electronic management project here. Allows the Town time to figure out next steps for the facility.	Addresses facility needs for two departments in buildings in need of significant repairs and more cost efficient than renovating them. Takes 3 E Chestnut and 2 Bathing Beach offline. Links complimentary functions. Maximizes location.	2 FG is costly and in need of significant repairs. More space for PLUS and files. Electronic data management can be set up on-site so no movement of files out of sight. Determination of what to do with 2FG easier when empty.	Moves department out of flood zone. More parking for downtown.	Moves out of flood zone. Larger space and more parking for COA. More downtown parking.	Addresses community request(s). Close to schools and Boys and Girls Clubs. Board's strategic plan goal to connect Fairgrounds with ferries passes through here with a new pedestrian/bike access
<b>CON's</b>	Loss of control of the property/location. Loss of needed municipal space. Easement required.	Loss of needed municipal space; congestion around mid-island; unsightly; full value of property not realized; cost of management	Not a great location for a housing development; sight lines at rotary; Town does not have a property management department; no policy in place to place and monitor tenants.	The costs to renovate or redo might be prohibitive. Limited number of seasonal due to location size	Loss of garage space for expensive vehicles and routine maintenance. Doesn't maximize the use of existing office space.	No meeting space. Doesn't maximize the use of existing office space.	Costs to renovate and move not budgeted. Not a permanent home for these departments so would have to move again.	Moving a critical function away from centralized services at Fairgrounds. Costs to renovate and move not budgeted. Not a permanent home so would have to eventually move again.	Moving department out of downtown; ATM vote	Moving department out of downtown; ATM vote. Deed restrictions at Saltmarsh. Not a permanent home so would have to move again.	The Parks Master Plan and Needs Assessment is underway and not completed yet. Facility is not near playing fields. Site is small and limited. Parking is an issue.

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11/15/2019

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OTHER	N/A	Possible park-and ride or paid parking pilot (if integrated properly into Town-wide parking plan)	Help to recruit and retain qualified candidates to the island. May help us get contractors or decrease consultant costs.	Free up Okorwaw location for expanded housing	Location to expand the electronic data management project	Location to expand the electronic data management project	Possible to use 2 Bathing Beach for Community School activities (with minimal renovation)	Facilitates discussion of Fairgrounds campus.	Possibly allow Finance to give up storage facility costs for files required to keep	N/A	N/A